

## **BOARD OF ZONING APPEALS AGENDA MARCH 7, 2018**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia, on **March 7, 2018**, the Board of Zoning Appeals will hold public hearings on the following applications at the time indicated. For each public hearing, any and all interested persons will be given an opportunity to express their views regarding said application. If you desire to be placed on the speakers' list, or check on whether the status of a public hearing has changed, call the Special Permit and Variance Branch of the Zoning Evaluation Division, Department of Planning and Zoning, at (703) 324-1280. Below are descriptive summaries only of each application. Interested parties may review the application or pick up a copy of the staff report one week prior to the hearing at the Branch noted above at 12055 Government Center Parkway, Fairfax, Virginia, Suite 801, or go online and download a copy at <http://ldsnet.fairfaxcounty.gov/ldsnet/CurrentinProcessBZA.aspx>, by clicking on the application number. ADA: Reasonable accommodation is available upon 48-hour advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

### ***Matters Presented By Board Members***

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### ***Administrative Items***

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#### Staff/Action

- 9:00 A.M. RUTH WILLIAMS BRINKLEY LIVING TRUST, SP 2017-DR-105 Appl. Under Sect. 8-918 of the zoning ordinance to permit an accessory dwelling unit. Located at 8501 Brook Rd., McLean, 22101 on approx. 40,233 sq. ft. of land zoned R-1.Dranesville District. Tax Map 20-3 ((12)) 9. *(Continued from 1/31/18 and 2/14/18.)*
- Z. Fountain  
Withdrawn
- 9:00 A.M. RUB A DUB LLC, DBA RUB A DUB ECO WASH, A 2017-PR-012 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the Appellant is operating a car wash, which is not a permitted use on property located in the C-4 and SC District in violation of Zoning Ordinance provisions. Located at 1676 International Dr., McLean 22102 on approx. 4.37 acres of land zoned C-4 and SC. Providence District. Tax Map 29-3 ((15)) 11B3. *(Admin. moved from 10/4/17 and 1/31/18 at appl. req.)*
- S.C. Williams  
Admin.  
Moved to  
5/9/18 at  
appl. req.
- 9:00 A.M. RUB A DUB LLC, DBA RUB A DUB ECO WASH, A 2017-PR-013 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the Appellant is operating a car wash, which is not a permitted use on property located in the C-3, H-C and SC District in violation of Zoning Ordinance provisions. Located at 1900 Gallows Rd, Vienna 22182 on approx. 4.11 acres of land zoned C-3, H-C and SC. Providence District. Tax Map 39-1((6)) 81A. *(Admin. moved from 10/4/17 and 1/31/18 at appl. req.)*
- S.C. Williams  
Admin.  
Moved to  
5/9/18 at  
appl. req.
- 9:00 A.M. SWEET LEAF, INC., A 2015-DR-027 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of the rescission and reissuance of a determination that the appellant, which is a fast food establishment, is occupying premises with Non-Residential Use Permit #90890071 that was issued for a retail sales establishment, on property in the C-6, SC, and CRD Districts in violation of Zoning Ordinance provisions. Located at 1359 Chain Bridge Rd., McLean, 22101, on approx. 7,323 sq. ft. of land zoned C-6, SC, and CRD. Dranesville District. Tax Map 30-2 ((12)) 4E1. *(Concurrent with A 2015-DR-028.) (Admin. moved from 1/13/16, 7/13/16, 4/12/17, 7/19/17, and 11/29/17 at appl. req.)*
- S.C. Williams  
Admin.  
Moved to  
5/16/18 at  
appl. req.

- 9:00 A.M. JULIANO PROPERTIES, INC., A 2015-DR-028 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of the rescission and reissuance of a determination that the appellant is allowing a tenant, which is a fast food establishment, to occupy premises with Non-Residential Use Permit #90890071 that was issued for a retail sales establishment, on property in the C-6, SC, and CRD Districts in violation of Zoning Ordinance provisions. Located at 1359 Chain Bridge Rd., McLean, 22101, on approx. 7,323 sq. ft. of land +zoned C-6, SC, and CRD. Dranesville District. Tax Map 30-2 ((12)) 4E1. (Concurrent with A 2015-DR-027). *(Admin. moved from 1/13/16, 7/13/16, 4/12/17, 7/19/17, and 11/29/17 at appl. req.)*
- S.C. Williams  
Admin.  
Moved to  
5/16/18 at  
appl. req.
- 9:00 A.M. SARAH PELLETIER (SPARKLECLEAN, LLC), TENANT, A 2017-LE-020 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant is operating a home occupation use that includes allowing more than one (1) company vehicle to park on the property; allowing more than one (1) non-resident employee at the property; and allowing exterior evidence that the property is being used other than as a dwelling, all in the R-8 District in violation of Zoning Ordinance provisions. Located at 6025 Monticello Road, Alexandria, 22303 on approx. 5,348 sq. ft. of land zoned R-8. Lee District Tax Map 83-3 ((2)) (2) 17A. *(Admin. moved from 11/1/17 at appl. req.)*
- S.C. Williams  
Withdrawn

### **Public Hearings**

- 9:00 A.M. MARK B. VAN KIRK, SP 2014-DR-124 Appl. under Sect(s). 8-914 and 8-922 of the Zoning Ordinance to permit reduction in minimum yard requirements based on an error in building location to permit a deck to remain 3.0 ft. from a side lot line and 2.5 ft. from a rear lot line, an accessory storage structure to remain 0.1 ft. from a side lot line and 0.3 ft. from a rear lot line, and to permit reduction of certain yard requirements to permit a construction of an addition 9.8 ft. from a side lot line. Located at 1411 Mayflower Dr., McLean, 22101, on approx. 11,488 sq. ft. of land zoned R-3. Dranesville District. Tax Map 30-1 ((12)) 224. (Concurrent with VC 2014-DR-007). *(Admin. moved from 9/17/14, 2/4/15, 4/22/15, & 7/15/15 at appl. req.) (Continued from 9/30/15.) (Decision deferred from 1/6/16, 3/16/16 and 5/18/16.) (Indefinitely deferred from 7/20/16 at appl. req.) (Reactivated on 5/5/17.) (Decision deferred from 6/14/17.)*
- C. Judge  
Decision  
Deferred to  
6/13/18 at  
appl. req.
- 9:00 A.M. MARK B. VAN KIRK, VC 2014-DR-007 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit rear yard coverage exceeding 30%. Located at 1411 Mayflower Dr., McLean, 22101, on approx. 11,488 sq. ft. of land zoned R-3. Dranesville District. Tax Map 30-1 ((12)) 224. (Concurrent with SP 2014-DR-124). *(Admin. moved from 9/17/14, 2/4/15, 4/22/15 and 7/15/15 at appl. req.) (Continued from 9/30/15.) (Decision deferred from 1/6/16, 3/16/16 and 5/18/16.) (Indefinitely deferred from 7/20/16 at appl. req.) (Reactivated on 5/5/17.) (Decision deferred from 6/14/17.)*
- C. Judge  
Decision  
Deferred to  
6/13/18 at  
appl. req.
- 9:00 A.M. LARRY D. AND PATRICIA A. GRIPPIN, TR., VC 2017-SP-006 Appl. under Sects. 10-103 and 18-401 of the Zoning Ordinance to permit greater than 30 percent of rear yard coverage. Located at 9442 Onion Patch Dr., Burke, 22015 on approx. 9,840 sq. ft. of land zoned R-3 (Cluster). Springfield District. Tax Map 88-4 ((10)) 474. (Heard concurrently with SP 2017-SP-028, which was approved on 6/14/17.) *(Decision deferred from 6/14/17.)*
- K. McMahan  
Decision  
Deferred to  
7/11/18 at  
appl. req.

- 9:00 A.M. FRANCONIA COMMUNITY CHURCH OF THE CHRISTIAN AND MISSIONARY ALLIANCE, SP 2017-LE-116 Appl. under Sects. 3-103, 3-104 and 8-301 of the Zoning Ordinance to permit the addition of a child care center to the previously approved Place of Worship (S-115-73). Located at 6315 Beulah St., Alexandria, 22015 on approx. 1.63 ac. of land zoned R-1 and HC. Lee District. Tax Map 81-3 ((9)) 39.  
H. Eddy Approved
- 9:00 A.M. JOSE M. RODRIGUEZ, SP 2017-MV-108 Appl. under Sect. 8-923 of the Zoning Ordinance to permit a fence greater than 4.0 ft. in height to remain in a front yard of a corner lot. Located at 8200 Frye Rd., Alexandria, 22309 on 11,704 sq. ft. of land zoned R-3. Mount Vernon District. Tax Map 101-3 ((16)) 54. *(Admin. moved from 2/7/18 due to inclement weather.)*  
H. Eddy Approved
- 9:00 A.M. STEWART MICHAEL COCHRAN, SP 2017-MA-104 Appl. under Sects. 8-914 and 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit construction of an addition (screened porch) 16.8 ft. from the rear lot line and a reduction in minimum yard requirements based on an error in building location to permit an accessory storage structure (shed) to remain 2.1 ft. from a side lot line and 2.4 ft. from the rear lot line. Located at 3906 Winterset Dr., Annandale, 22003 on approx. 10,511 sq. ft. of land zoned R-2 (Cluster). Mason District. Tax Map 59-3 ((15)) 7. *(Admin. moved from 2/7/18 due to inclement weather.)*  
E. Estes Approved
- 9:00 A.M. PHUOC V. NGUYEN, SP 2017-MA-095 Appl. under Sect. 8-914 of the Zoning Ordinance to permit a reduction in minimum yard requirements based on an error in building location to permit a dwelling to remain 24.1 ft. from a rear lot line and a stoop with steps to remain 26.3 ft. from a front lot line. Located at 4213 Pine Ln., Alexandria, 22312 on approx. 22,927 sq. ft. of land zoned R-2. Mason District. Tax Map 72-1 ((1)) 60B. (Concurrent with VC 2017-MA-016). *(Admin. moved from 1/24/18 at appl. req.) (Admin. moved from 2/7/18 due to inclement weather.)*  
E. Estes Continued to 4/18/18
- 9:00 A.M. PHUOC V. NGUYEN, VC 2017-MA-016 Appl. under Sects. 11-102 and 18-401 of the Zoning Ordinance to permit greater than 25 percent front yard coverage paved for parking. Located at 4213 Pine Ln., Alexandria, 22312 on approx. 22,927 sq. ft. of land zoned R-2. Mason District. Tax Map 72-1 ((1)) 60B. (Concurrent with SP 2017-MA-095). *(Admin. moved from 1/24/18 at appl. req.) (Admin. moved from 2/7/18 due to inclement weather.)*  
E. Estes Continued to 4/18/18
- 9:00 A.M. MOHAMMAD ALABOUS AND NIKET SETHI/ABU NAWAS HOSPITALITY, INC., SP 2017-PR-115 Appl. under Sect. 5-503 of the Zoning Ordinance to permit an indoor commercial recreation use (hookah bar). Located at 8426-A and 8426-B Lee Hwy., Fairfax, 22301 on approx. 4,385 sq. ft. of land zoned I-5, CRA and HC. Providence District. Tax Map 49-3 ((15)) 3.  
K. McMahan Decision Deferred to 3/14/18

**JOHN F. RIBBLE III, CHAIRMAN**